125.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,442,200 / 1,442,200
					USE VALUE:	1,442,200 / 1,442,200
					ASSESSED:	1,442,200 / 1,442,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUCE BARTON F & HEATHER A
Owner 2:	
Owner 3:	
Street 1:	31 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,775 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1910, having primarily Clapboard Exterior and 5305 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8775.000	827,300		614,900	1,442,200
Total Card	0.201	827,300		614,900	1,442,200
Total Parcel	0.201	827,300		614,900	1,442,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.86 | /Parcel: 271.8

Legal Description

User Acct 80496

GIS Ref

GIS Ref

Insp Date 05/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 125.0-0003-0017.0

!9692!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	827,300	0	8,775.	614,900	1,442,200	1,442,200	Year End Roll	12/18/2019
2019	104	FV	760,100	0	8,775.	649,100	1,409,200	1,409,200	Year End Roll	1/3/2019
2018	104	FV	748,700	0	8,775.	478,300	1,227,000	1,227,000	Year End Roll	12/20/2017
2017	104	FV	699,200	0	8,775.	457,800	1,157,000	1,157,000	Year End Roll	1/3/2017
2016	104	FV	699,200	0	8,775.	423,600	1,122,800	1,122,800	Year End	1/4/2016
2015	104	FV	575,400	0	8,775.	355,300	930,700	930,700	Year End Roll	12/11/2014
2014	104	FV	575,400	0	8,775.	347,100	922,500	922,500	Year End Roll	12/16/2013
2013	104	FV	600,200	0	8,775.	330,700	930,900	930,900		12/13/2012

PRINT

Date	Time
12/11/20	00:07:50

LAST REV

Date	Time
05/31/18	08:54:24

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	831-127		2/26/1973		52,500	No	No		N

USER DEFINED

Prior Id # 1:	80496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/1999	254	Manual	9,750					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Measured	336	PATRIOT
11/19/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8775		Sq. Ft.	Site		0	90.	0.78	10									614,923						614,900	

Total AC/HA: 0.20145 | Total SF/SM: 8775 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 614,923 | Spl Credit | Total: 614,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.84792650
Const Adj.:	0.99989998
Adj $ / SQ:	118.698
Other Features:	128000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1016317
Depreciation:	189035
Depreciated Total:	827282

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 19		BRs: 9			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
1	9	4	
Totals			
2	19	9	

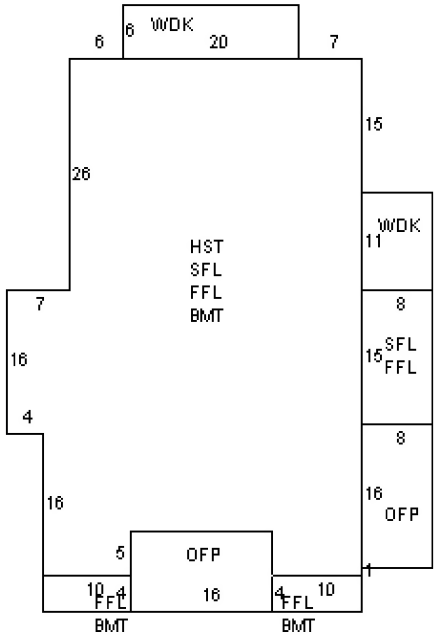
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.62
Special Features:	0	Val/Su Net:	105.27
Final Total:	827300	Val/Su SzAd	155.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,194	118.700	260,423
SFL	Second Floor	2,114	118.700	250,927
BMT	Basement	2,074	35.610	73,854
HST	Half Story	997	118.700	118,342
OFP	Open Porch	272	22.560	6,137
WDK	Deck	208	10.810	2,248

Net Sketched Area:	7,859			Total:	711,931
Size Ad	5305	Gross Are	8856	FinArea	5305

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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